

QA-614
Neal-Grubb Farmhouse
180 Avondale Lane
Sudlersville vicinity
Queen Anne's County

Constructed circa 18~~60~~²; 1865-70
Private

Located approximately one-third of a mile southeast of Sudlersville, in northeastern Queen Anne's County, the Neal-Grubb Farmhouse is a two-and-one-half-story, frame house that is the product of at least three building campaigns. Portions of the Neal-Grubb Farmhouse date to the first half of the nineteenth century, and possibly as early as circa 1820. The house as it now stands is likely a product of post-Civil War renovations and additions. Jesse Knock of Kent County, Maryland purchased the 325-acre farm in 1825, renting it to tenants. Eliza Neal (née Knock) and her husband, Willard H. Neal, inherited the house upon Jesse Knock's death circa 1855. W.H. Neal was a merchant and farmer, and was elected to the Maryland House of Delegates from Queen Anne's County in 1867 and 1876. By 1866, the Neals lived in the Sudlersville house, and it was likely at that time that they made substantial changes to its form and plan, adding an equally sized wing and a rear ell to the existing structure. From the mid-1880s until circa 1920, the house was likely occupied by tenants. Circa 1920, when the Neals' daughter, Delma Grubb, and her family moved into the house, they extended the rear ell, giving the house essentially the form it has today. The house faces west and is surrounded by agricultural fields. There are no extant outbuildings.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-614

1. Name of Property

historic Poplar Hill
other Neal-Grubb Farmhouse (preferred)

2. Location

street and number 180 Avondale Lane not for publication
city, town Sudlersville, MD 21668 X vicinity
county Queen Anne's County

3. Owner of Property

name The County Commissioners of Queen Anne's County
street and number 107 N. Liberty Street telephone
city, town Centreville state MD zip code 21617-1048

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber SM 1677 folio 1
city, town Centreville tax map 13 tax parcel 17 tax ID number 01-008234

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	0
<input type="checkbox"/> object		<input type="checkbox"/> education	0
		<input type="checkbox"/> funerary	0
		<input type="checkbox"/> government	0
		<input type="checkbox"/> health care	1
		<input type="checkbox"/> industry	0
		<input type="checkbox"/> landscape	0
		<input type="checkbox"/> recreation/culture	0
		<input type="checkbox"/> religion	0
		<input type="checkbox"/> social	0
		<input type="checkbox"/> transportation	0
		<input type="checkbox"/> work in progress	0
		<input type="checkbox"/> unknown	0
		<input type="checkbox"/> vacant/not in use	0
		<input type="checkbox"/> other:	0

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. QA-614

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Summary

Located approximately one-third of a mile southeast of Sudlersville, in northeastern Queen Anne's County, the Neal-Grubb Farmhouse is a two-and-one-half-story, frame house that is the product of at least three building campaigns. Portions of the Neal-Grubb Farmhouse date to the first half of the nineteenth century, and possibly as early as circa 1820. The house as it now stands is likely a product of post-Civil War renovations and additions. It faces west and is surrounded by agricultural fields. There are no extant outbuildings.

Description

The Neal-Grubb Farmhouse is located approximately one-third of a mile southeast of Sudlersville, in northeastern Queen Anne's County. Situated in the midst of agricultural fields, the house faces west. It stands on a level, grassy lot that is dotted with mature trees; shrubbery lines much of the foundation of the house. A screen of trees stands to the northwest of the house. The house is a two-and-one-half-story, four-bay, frame building that encompasses a cross-gabled main block with a shed-roofed rear ell. It is the product of at least three building campaigns over the course of the nineteenth century. The oldest part of the house is the south wing, which has a side-gable roof; the foundation beneath this section was most likely constructed circa 1820. At one time, a room was attached to the south wing's east elevation on the north end; it is unclear if this no-longer-extant room was part of the original construction, or if it was added later. The north wing has a gable roof, and was added to the north end of the south wing probably circa 1865-1870; it projects out approximately six feet from the south wing's façade (west elevation), and slightly less than that from the rear. A shed-roofed rear ell extends from the east elevation of the south wing; the ell probably replaced the earlier northeast room, and was itself likely extended to the east circa 1920. One-story, shed-roofed, circa 1960 additions are attached to the full length of both of the ell's north and south elevations.

Most of the Neal-Grubb Farmhouse sits on a continuous brick foundation; the rear half of the ell rests on brick piers. The bricks forming the foundation of the south wing of the house are older than those in the north wing's foundation. Particularly on the south elevation of the south wing, some of the historic bricks are spalling, and in some spots have been replaced with new bricks and mortar. The main block of the house is capped by a cross-gable roof clad with asphalt shingles; a steeply pitched gable is centered on the north elevation of the house. A replacement, exterior-end, brick chimney with a corbelled cap is situated at the south end of the south wing, and an interior brick chimney straddles the roof ridge at the intersection of the main block's two wings. A hipped-roof porch lines the façade of the south wing. The porch rests upon concrete block piers and has a wood deck with tongue-and-groove floorboards; replacement, turned, wood posts support the porch roof. The house is clad with aluminum siding; it is not clear how it was originally clad.

The most distinctive feature of the Neal-Grubb Farmhouse's asymmetrical façade is its dual entrances, both located in the south wing of the main block. The northernmost (main) entry has a four-panel, wood door that is framed by three-light-over-one-panel, wood sidelights and a four-light, wood transom. The secondary entry is located in the southernmost bay of the south wing; it is occupied by a four-panel, wood door, with round-arched top panels. Any historic surrounds that the doors may have possessed are covered by aluminum siding, as are the surrounds that framed the house's windows. The south wing's façade has one first-story window bay, located in between the two doorways. It is occupied by a two-over-two, double-hung, wood window. Three window bays pierce the second story of the façade; the windows match the window on the first story. The south wing's east elevation features a single two-over-two, double-hung, wood window, located in the second story. The south elevation of the south wing is two bays long. Two-over-two, double-hung, wood windows fill the two first-story bays, while a single matching window occupies the western end of the second story. Two small, two-over-two, double-hung, wood windows flank the chimney at the attic level. The south elevation also contains two basement-level, two-light, wood awning windows.

Paired one-over-one, wood, double-hung windows are centered on the north wing's first-story façade (west elevation). A first-story, two-over-two, double-hung, wood window pierces the south elevation of the north wing; it matches the window found on the façade of the south wing. The north wing's second-story windows match those on its first story. A small, two-over-two, double-hung, wood window occupies the north wing's west gable. The north elevation of the Neal-Grubb Farmhouse's north wing is two bays long. Both first-story bays are occupied by one-over-one, wood, double-hung windows. The lower sash of both windows is substantially longer than the top sash, bringing the bottom of the window to the level of the interior floor. The two second-story, two-over-two, wood windows are similar to those found on the façade. A two-over-two, fixed, wood window with a pointed-arch top occupies the centered gable on the north wing's north elevation. The east elevation of the Neal-Grubb Farmhouse's north wing has a single window in each

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates circa 1820; circa 1865-1870 expansion; circa 1920 addition

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Summary Statement of Significance

The product of at least three building campaigns, portions of the Neal-Grubb Farmhouse's foundation date to the first half of the nineteenth century. Jesse Knock of Kent County, Maryland purchased the 325-acre farm in 1825, renting it to tenants. Eliza Neal (née Knock) and her husband, Willard H. Neal, inherited the house upon Jesse Knock's death circa 1855. W.H. Neal was a merchant and farmer, and was elected to the Maryland House of Delegates from Queen Anne's County in 1867 and 1876. By 1866, the Neals lived in the Sudlersville house, and it was likely at that time that they made substantial changes to its form and plan, adding a substantial wing and a rear ell to the existing structure. From the mid-1880s until circa 1920, the house was likely occupied by tenants. Circa 1920, when the Neals' daughter, Delma Grubb, and her family moved into the house, they extended the rear ell, giving the house essentially the form it has today.

Narrative

In 1825, Jesse Knock – a prosperous landowner and farmer in neighboring Kent County, Maryland – purchased a 325-acre farm close to Sudlersville, in Queen Anne's County.¹ At the time that Knock purchased the farm from Arthur and Benjamin Seegar, a building or buildings tenanted by Arthur Sudler stood upon the property.² Portions of the south wing, which is the oldest section of the current structure may contain elements of the house occupied by Sudler. A circa 1824 date of construction is consistent with the original size, plan, and construction details of the south wing. Architectural evidence suggests that originally, this section may have had a hall-parlor plan, rather than the side-hall plan that it currently displays.³ The house may have been constructed as a one- or one-and-one-half story dwelling, then later raised to two-and-one-half stories.

Jesse Knock continued to be a resident of Kent County until his death circa 1855, thus the farm likely continued to be a tenant property throughout Knock's ownership.⁴ In his will, Knock bequeathed the property near Sudlersville to his daughter, Eliza L. Knock, who later married Willard H. Neal, a native of Delaware who resided in Maryland.⁵ In 1860, Willard and Eliza Neal lived in Millington in Kent County, Maryland, just across the Queen Anne's County border, where Willard was a merchant.⁶ By 1866, the Neals were living on the Sudlersville property where, in the 1870 census, Willard Neal was described as a farmer, with substantial

¹ Knock, 73 years old in 1850, owned property valued in total at \$20,000.00, as well as four slaves. The next highest real estate value for any of Knock's immediate neighbors was \$10,000.00, and most were lower. 1850 U.S. Population Census, Kent County, Maryland, Third Election District, 305v; also 1850 U.S. Population Census, Slave Inhabitants, Kent County, Maryland, Third Election District, 333.

² See Chain of Title, Continuation Sheet 8-3, for this and all subsequent deed references for this property.

³ The foundation's brickwork, the house's form, and orphaned chimney bases found in the basement are the primary evidence that suggests the south wing's age and original plan. See Section 7 for a detailed architectural description.

⁴ Jesse Knock appears in the 1850 census, but not in the 1860 census. See Notes 1 and 6. Family genealogical information indicates that he was born in 1777 and died in 1855, but these dates could not be verified.

⁵ In 1850, Willard H. Neal was a 23-year-old merchant in Talbot County, Maryland. 1850 U.S. Population Census, Talbot County, Maryland, Third Election District, 305v.

⁶ Jesse Knock had clearly died by 1860, because his widow, 80-year-old Sarah Knock, lived with her daughter and her husband in Millington. 1860 U.S. Population Census, Kent County, Maryland, Millington Post Office, Page No. 1047. It is not clear what merchandise Neal was selling in either 1850 or 1860.

9. Major Bibliographical References

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See Continuation Sheets 9-1 for Bibliographical References.

10. Geographical Data

Acreage of surveyed property 106 acres
Acreage of historical setting varied – 325 acres largest
Quadrangle name Sudlersville

Quadrangle scale: 1:24,000 (7.5 minute)

Verbal boundary description and justification

The property boundary is defined by the current parcel boundaries shown on tax map 13, grid 19, parcel 17 in Queen Anne's County, Maryland.

11. Form Prepared by

name/title Evelyn D. Causey, Ph.D., Senior Historian
Gerald M. Maready, Jr., Architectural Historian

organization History Matters, LLC date December 21, 2007

street & number 1502 21st Street, NW, 2nd Floor telephone (202) 223-8845

city or town Washington state DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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story. These two-over-two, double-hung, wood windows are located off-center towards the north end of the elevation. A smaller, two-over-two, double-hung, wood window occupies the gable.

The Neal-Grubb Farmhouse's two-story rear ell incorporates two side additions; the ell's north, east, and south elevations are visible. The one-story addition attached to the ell's north elevation is four bays long, comprising three disparate windows and one door. The westernmost bay contains a six-over-six, double-hung, wood window. The next bay to the east is occupied by a small, two-over-two, double-hung, wood window. The easternmost window bay has a two-over-two, double-hung, wood window that appears similar – although slightly smaller – to the façade's second-story windows. The doorway, located at the east end of the elevation, contains a three-light-over-three-panel, wood door. The north elevation's second story is pierced by two, two-over-two, double-hung, wood windows. The east elevation of the ell contains a single, one-over-one, double-hung, wood window on its first story. Its second story is devoid of fenestration. The one-story addition attached to the ell's south elevation features a one-over-one, double-hung, wood window in its east elevation, while its south elevation is occupied by metal jalousie windows, and a three-light-over-three-panel wood door at the east end. The ell's second story contains three, unevenly spaced, two-over-two, double-hung, wood windows.

A poured concrete and brick bulkhead with metal doors is situated on the south elevation of the one-story addition to the south side of the rear ell. This bulkhead provides the sole entry to the Neal-Grubb Farmhouse's basement, which is located under the south wing and a small portion of the rear ell. The two rooms in the basement are both accessed via a vestibule located in the southeast corner of the basement, underneath the one-story addition. A double-leaf, vertical wood-board door hanging on triangular, metal, strap hinges, leads to the east basement room. An uncased, rough-cut opening in the west room's east wall at the south end provides entry to that room. A large, brick, orphaned, chimney base with a relieving arch cuts across the northeast corner of the smaller east room. A similar orphaned chimney base is situated on the north wall of the west room. Another, smaller, orphaned chimney base without a relieving arch is located on the south wall of the west room; this chimney has been replaced by the extant exterior-end chimney at the south end of the house. A brick wall with an uncased window opening separates the two rooms. Disturbed brickwork in the east room suggests that this wall replaced an earlier one, located approximately one-and-a-half feet to its east underneath the east wall of the original house. A break in the north wall of the western room allows access to the crawl space underneath the house's north wing; a similar break in the east wall of the eastern room gives access to the crawl space underneath the rest of the rear ell. The basement has an earthen floor, and the walls display evidence of white-wash.

Interior Description

The Neal-Grubb Farmhouse displays a complex plan that reflects its expansion over the course of the nineteenth century. The oldest portion (the south wing), which sits on a circa 1820 foundation, now has a side-hall plan. However, the location of orphaned chimneys in the basement suggests that it originally possessed a hall-parlor plan, with the main – or possibly sole – firebox located at the north end of the house. The presence of a large corner chimney in the northeast corner of the basement suggests that an earlier structure was attached to the original house's east elevation prior to the construction of the rear ell. This room may have been part of the original construction, or may have been added later.

Circa 1865-1870, the north wing was added to the north end of the original house, and it was likely at this time that the interior plan of the south wing arrived at its present side-hall configuration. It is difficult to discern if the original house possessed more than one story; it seems likely, however, that by the time the north wing was completed sometime after 1865, the south wing comprised two full floors plus an attic. Architectural evidence on the exterior, in the basement, and in the second story of the ell suggests that a small rear ell was constructed at approximately the same time as the north wing, replacing the old room on the northeast end of the original house. Architectural and documentary evidence indicates that circa 1920, this ell was extended at least two bays further to the east.

The first floor of the Neal-Grubb Farmhouse comprises three main spaces, a center hall, a kitchen and breakfast room, and a couple of subsidiary spaces. The center hall and the room to its south are located in the south wing of the house. The two rooms on the north side of the hall are located in the north wing. The kitchen, breakfast room, and two bathrooms occupy the rear ell and its additions.

The Neal-Grubb Farmhouse's center hall displays even-width wood floorboards that are laid across the width of the room. A wood, ogee-capped baseboard lines the intersection of the walls and the floor; the baseboard along the stair spandrel is covered by baseboard

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heaters. A closed-stringer, dog leg stair running up the south wall of the hall leads to the second floor. The stair balustrade features a heavy, turned, wood newel; turned wood balusters; a molded rail; and turned, wood landing newels. Three interior doorways lead out of the hall; each contains a four-panel, wood door with metal case locks and porcelain knobs. The doorways are framed by bulls-eye corner blocks and molded trim. This trim is more or less consistent throughout the first-floor rooms in both the south and north wings.

The south room, which is located in the south wing of the Neal-Grubb Farmhouse, is the most altered room in the house. The floor is covered by industrial carpeting, and the walls have been clad with sliced-veneer plywood paneling. The baseboard in this room matches that in the hall, as does the door and window trim. The most unusual element in this room is the door opening located in the southwest corner. It is not clear if this doorway was original to the circa 1820 building, or if it was added during the mid-nineteenth-century construction. From at least the time that the north wing was constructed, the entry into the center hall was the primary entrance to the house. The interior face of the door in the south room is similar to the other four-panel wood doors found throughout the interior of the house, though it has more incised paneling. The south room is also the only one in the house with a wood crown molding, which appears to be a circa 1980 addition.

Both rooms located in the north wing of the Neal-Grubb Farmhouse feature even-width floorboards with a narrower profile than those found in the hall. In both rooms, the floorboards run from front to back, perpendicular to those in the hall. Both rooms display more elaborately molded baseboards than those in the south wing, but the window and door trim is similar to that in the hall. The windows in the north wing are further adorned by a reeded apron with a beaded lower edge. The firebox occupies the space between the two rooms; both fireplace openings are plastered over, although there is a capped opening for a flue pipe in the west room. The mantel in the west room comprises fluted and bracketed jambs that support an unadorned wood mantel shelf. In the east room, molded pilasters support a wood mantel shelf with bull-nosed corners. In the east room, a closet fills the space between the mantel and the south wall.

A wide, wood-cased doorway located against the house's north wall connects the two rooms in the north wing. This opening is trimmed with mitred molding, and has a transom above it. The transom has no lights, but comprises a series of evenly spaced, square slats. A blind door is located in the southeast corner of the east room on the east wall; it now opens into the framing for the bathroom on the other side, but originally, it probably led outside or to a porch. Another door, also located in the southeast corner of the east room, on the south wall, opens into the kitchen and breakfast room in the rear ell.

The kitchen and breakfast room of the Neal-Grubb Farmhouse are located in the rear ell. The only entries to this part of the house are through other rooms; there is no access from the center hall. All of this space appears to have been refurbished circa 1975 with a vinyl tile floor and the same sliced-veneer plywood paneling found in the south room of the south wing. A large bank of cabinets with an open bar area divides the kitchen from the breakfast room. A full bath is located to the north of the breakfast room, and another is located in what appears to be an enclosed porch addition on the south side of the ell.

The second floor of the main block comprises an upstairs hall and three bedrooms, and displays many of the same finishes found on the first floor. In the upstairs hall, the trim matches that found in the downstairs hall, as do all of the doors to the bedrooms. Each of the bedrooms has been carpeted, but the floorboards that are visible match those on the first floor. The trim in each of the bedrooms has been replaced with square-edged, wood trim that is similar to that found in the second-floor rooms in the rear ell. In the south room on the second floor, a closet occupies the space underneath a boxed, winder stair to the attic, and a now-sealed doorway opens into the ell's second-floor hall.

Situated at a lower level than the second floor of the main block, the second floor of the ell is accessed via a single step up from the staircase landing. The ell's second floor comprises a bathroom, a bedroom, and an L-shaped hall. The boxed, winder stair to the attic protrudes into the east end of the hall.

A fully finished attic is situated above the main block of the Neal-Grubb Farmhouse. It comprises one large room and three smaller ones. At the south end of the attic, a filled hole in the floor and a matching one in the ceiling indicate the former location of an interior-end chimney, now replaced. Single-leaf, beaded, wood doors divide each of the rooms; a similar door is located at the base of the attic stair.

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land holdings.⁷ He likely grew wheat and corn, which were the principal crops in Queen Anne's County in the 1860s and 1870s.⁸ In 1867 and again in 1876, Neal was also elected to the Maryland House of Delegates from Queen Anne's County.⁹

In 1877, W.H. Neal also owned the blacksmith and wheelwright shop in Sudlersville, in addition to his farming enterprise.¹⁰ Originally known as Sudler's Cross Roads, Sudlersville developed in the eighteenth century as a local tobacco packing and shipping center.¹¹ In the early nineteenth century, with the decline of tobacco cultivation in Queen Anne's County, Sudler's Cross Roads languished. In the 1870s, it experienced a revival as a result of the arrival of the railroad and the establishment of a canning factory.¹² It was incorporated as the town of Sudlersville in 1870 as a result of its improved stature.¹³

It seems likely that the Neals added the north wing of the house to the existing structure, finished the attic, and added the rear ell in the mid-1860s, shortly after moving into the house.¹⁴ According to the census in 1870, nine people lived in the Neal-Grubb Farmhouse: W.H. and Eliza Neal, their daughter Delma, two young sons, three farmhands, and one female servant.¹⁵

W.H. Neal died in the 1870s, and in 1885, Eliza Neal bequeathed the Neal-Grubb Farmhouse to her daughter, Delma Grubb (née Neal).¹⁶ Delma Grubb's husband, James W. Grubb, was a minister in the Methodist Episcopal Church, South.¹⁷ As was characteristic of Methodist ministers of the time, he and his family moved every three or four years. Between 1883 and J.W. Grubb's retirement in the 1910s, he served in at least four different churches in Virginia and Maryland. Therefore, between the time of Eliza Neal's death

⁷ J. G. Strong's *Map of Queen Anne's County* (n.p.: J.G. Strong, 1866). Neal owned \$31,200.00 worth of real estate. In 1870, the average farm in Queen Anne's County was worth approximately \$6,000.00. While one of Neal's neighbors in 1870 owned property worth \$117,000.00 (John Coppage), the average among his neighbors was closer to \$5,100.00. 1870 U.S. Population Census, Queen Anne's County, Maryland, Crumpton Post Office, Page Nos. 335r-342v; also 1850-1950 Federal Censuses [inclusive], *Historical Census Browser* (Charlottesville, Va.: University of Virginia, Geospatial and Statistical Data Center, 2004), accessed 11 October 2007, <<http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>>. Despite the fact that the 1870 census shows the Neals to be in Crumpton, it seems that they actually were living in Sudlersville. The 1866 map shows W.H. Neal resident in Sudlersville, and does not show him resident anywhere near Crumpton. In addition, the Neals' neighbors, as denoted on the 1866 map, are also adjacent to the Neals in the 1870 census.

⁸ Frederic Emory, *Queen Anne's County, Maryland: Its Early History and Development* (Baltimore, MD: The Maryland Historical Society, 1950; originally published in the *Centreville (Maryland) Observer*, 5 January 1886-3 May 1887), p. 28. Although the house stands alone now, at one time there must have been more extensive agricultural outbuildings associated with the farm. In a 1989 plat, one barn is shown standing approximately 110 yards south of the house. Queen Anne's County Land Records, Liber MWM 12, Folio 63 (1 February 1989).

⁹ "House of Delegates, Queen Anne's County (1790-1974)," *Maryland State Archives* (Annapolis, Md.: Maryland State Archives, 2007) accessed 5 December 2007, <<http://www.msa.md.gov/msa/speccol/sc2600/sc2685/house/html/qahouse.html>>, Source: Edward C. Papenfuss, et al., *Archives of Maryland, Historical List, new series*, Vol. 1. Annapolis, MD: Maryland State Archives, 1990. Also, Emory, pp. 517, 521.

¹⁰ *An Illustrated Atlas of Kent and Queen Anne Counties, MD* (Philadelphia: Lake, Griffing & Stevenson, 1877). The wagon shop appears in the same location on the 1866 detail map of Sudlersville, although its ownership is not noted. J. G. Strong's *Map of Queen Anne's County*. W.H. Neal was described as a farmer again in the 1880 census, so it seems likely that he owned the shop, but did not operate it. 1880 U.S. Population Census, Queen Anne's County, Maryland, 1st Election District, Sudlersville Post Office, Enumeration District No.: 57, Page No.: 326v. In the 1871 *Maryland State Gazette*, James B. Books, and William Chance are listed as blacksmiths, while Thomas Booker is a wheelwright. "Queen Anne [sic] County: Sudlersville," *The State Gazette and Merchants and Farmers' Directory for Maryland and District of Columbia* (Baltimore: Sadler, Drysdale & Purnell, 1871). In 1878, Thomas Booker, Chance & Booker, and John A. Schwatka are listed as the blacksmiths and wheelwrights in Sudlersville. "Queen Anne's County: Sudlersville," *The Maryland Directory* (Baltimore: J.F. Lewis & Co., 1878).

¹¹ Emory, p. 563, citing a writer in the 23 September 1875 *Centreville Record*.

¹² The Queen Anne and Kent Railroad reached Sudler's Cross Roads in 1870. Emory, p. 563. A.J. Gadd and Dr. Arthur Emory Sudler established the Gadd and Sudler Cannery near Sudlersville in 1874, making it a local agricultural center. R. Lee Burton, Jr., *Canneries of the Eastern Shore* (Centreville, Md.: Tidewater Publishers, 1986), p. 114.

¹³ Emory, p. 563.

¹⁴ If the house was not a full two stories prior to this expansion, then it was also raised to two stories at this time.

¹⁵ 1870 U.S. Population Census, Queen Anne's County, Maryland, Crumpton Post Office, Page Nos. 335r-342v.

¹⁶ The 1880 census shows 20-year-old Delma Neal living with her parents in Sudlersville. The two sons listed in the 1870 census were not present in 1880, suggesting that they did not survive to adulthood. 1880 U.S. Population Census, Queen Anne's County, Maryland, 1st Election District, Sudlersville Post Office, Enumeration District No.: 57, Page No.: 326v. Delma Neal married James W. Grubb no later than September 1883, because their son Willard Neal Grubb was born on June 4, 1884. U.S. Draft Registration Card, World War I, Willard Neal Grubb (13 July 1918), Registration Location: Montgomery County, Pennsylvania, Roll: 1907294, Draft Board: 5. Some time during the Grubbs' ownership, the farm acquired the name "Poplar Hill." The origin of the name is unknown.

¹⁷ 1910 U.S. Population Census, Talbot County, Maryland, Trappe Town, 3rd District, 2nd Precinct, Enumeration District No. 97, Sheet 3A.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-614

Name: Neal-Grubb Farmhouse
Continuation Sheet

Number 8 Page 2

circa 1885 and circa 1920, the Neal-Grubb Farm was likely occupied and managed by a tenant.¹⁸ Renting farmland in Queen Anne's County was common practice in the early twentieth century; in 1910 and 1920, tenants farmed more than twice as much land as owners.¹⁹

By 1920, J.W. and Delma Grubb were living in the Neal-Grubb House in Sudlersville. It seems likely that the Grubbs extended the ell circa 1920, when they moved into the house with their five adult children.²⁰ J.W. Grubb died between 1920 and 1930.²¹ In 1930, Delma Grubb and three of her children lived in Baltimore.²² In 1931, they sold the 298-acre farm to Charles B. Chance, who owned a general store in Sudlersville.²³ Chance, who was the first of many owners throughout the twentieth century, sold the property five years later. The house is currently vacant and owned by the County Commissioners of Queen Anne's County.

¹⁸ Between 1883 and 1886, J.W. Grubb was minister at the Trinity M.E. Church South in Trappe, Maryland. Trinity M.E. Church's building is no longer extant, but the building used by its successor church, Trappe-Faith Chapel United Methodist Church, is located within T-946, *Trappe Survey District*. "History of Faith Chapel United Methodist Church," *Trappe-Faith Chapel Home Page* (Trappe, Md.: Trappe-Faith Chapel United Methodist Church, 2007) accessed 7 December 2007, <http://trappefaithchapel.org/history/faith_chapel_history/faith_history.html>. In 1891, the Grubbs were in Hampton, Virginia, where their son Charles Malcolm was born and, in 1895, they were in Leesburg, Virginia, where their third son, Ernest Wilmer, was born. U.S. Draft Registration Card, World War I, Charles Malcolm Grubb (15 June 1917), Registration Location: Queen Anne's County, Maryland, Roll: 1684365, Draft Board: 0; and U.S. Draft Registration Card, World War I, Ernest Wilmer Grubb (n.d.), Registration Location: Queen Anne's County, Maryland, Roll: 1684365, Draft Board: 0. In 1900, the Grubbs were in Botetourt County, Virginia, and in 1910, they were back in Trappe, Maryland, where J.W. Grubb was minister again from 1908 to 1911. 1900 U.S. Population Census, Botetourt County, Virginia, Amsterdam Magisterial District, Fincastle, Enumeration District No. 45, Sheet No. 9A; and 1910 U.S. Population Census, Talbot County, Maryland, Trappe Town, 3rd District, 2nd Precinct, Enumeration District No. 97, Sheet 3A. Also "History of Faith Chapel United Methodist Church." In 1920, the Grubbs were living in Sudlersville, and J.W. Grubb had no occupation. 1920 U.S. Population Census, Queen Anne's County, Maryland, 1st District, Dixon, Sudlersville village, Enumeration District No. 71, Sheet No. 3A. For more information about the history of the Methodist Church in America, see "History: Our Story," *UMC.org*, (Nashville, TN: United Methodist Communications), accessed 11/06/2007, <http://www.umc.org/site/c.lwL4KnNlLth/b.1720691/k.B5CB/History_Our_Story.htm>; also Dr. Robert Simpson, "The Circuit-Riders in Early American Methodism," *The General Commission on Archives and History, The United Methodist Church* (Madison, NJ: The General Commission on Archives and History, The United Methodist Church, 2000) accessed 11/06/2007, <http://www.gcuh.org/Circuit_Riders.html>.

¹⁹ 1850-1950 Federal Censuses [inclusive], *Historical Census Browser* (Charlottesville, Va.: University of Virginia, Geospatial and Statistical Data Center, 2004), accessed 11 October 2007, <<http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>>.

²⁰ 1920 U.S. Population Census, Queen Anne's County, Maryland, 1st District, Dixon, Sudlersville village, Enumeration District No. 71, Sheet No. 3A.

²¹ 1920 U.S. Population Census, Queen Anne's County, Maryland, 1st District, Dixon, Sudlersville village, Enumeration District No. 71, Sheet No. 3A; and 1930 U.S. Population Census, Baltimore City, Maryland, 13th Ward, Block No. 228, 2127 Bolton Street, Enumeration District No. 4-192, Sheet No. 11B.

²² See Note 12.

²³ 1930 U.S. Population Census, Queen Anne's County, Maryland, First District, Sudlersville town, Enumeration District No. 18-1, Sheet No. 2B.

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Chain of Title

17 April 2007

Grantor: S.E.W. Friel, LLP

Grantee: The County Commissioners of Queen Anne's County

Liber SM 1677, Folio 1

238.140 acres

15 December 2003

Grantor: Peter G. Sheaffer and Poplar Hill Holdings, LLC

Grantee: S.E.W. Friel, LLP

Liber SM 1190, Folio 461

238.140 acres

4 December 2001

Grantor: Edwin James, Jr. and Jo Anne Tobin

Grantee: Peter G. Sheaffer and Poplar Hill Holdings, LLC

Liber SM 860, Folio 343

238.140 acres

3 February 1989

Grantor: Avondale Properties Limited of Delaware [formerly Avondale, Ltd. of the British Virgin Islands]

Grantee: Edwin James Tobin, Jr. and Jo Anne Tobin

Liber MWM 321, Folio 423

240.96 acres

30 October 1980

Grantor: Angopi, N.V. [Netherlands Antilles]

Grantee: Avondale, Ltd. [British Virgin Islands]

Liber MWM 169, Folio 145

21 November 1977

Grantor: Herman M. Starkey and Edna May Starkey

Grantee: Angopi, N.V. [Netherlands Antilles]

Liber CWC 128, Folio 314

29 November 1972

Grantor: Herman M. Starkey and Edna May Starkey

Grantee: Herman M. Starkey and Edna May Starkey

Liber CWC 69, Folio 188

Combined two abutting lots: 287.60 acres and 0.330 acres

29 November 1963

Grantor: H. Milton and Mary C. Cecil

Grantee: Herman M. and Edna May Starkey

Liber CWC 4, Folio 409

287.60 acres, with exceptions; approximately 276 acres

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Name: Neal-Grubb Farmhouse
Continuation Sheet

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18 April 1945

Grantor: John W. Smith
Grantee: H. Milton and Mary C. Cecil
Liber ASG Jr 11, Folio 93
287.60 acres

13 June 1936

Grantor: Charles B. Chance
Grantee: John W. and Mary E. Smith
Liber WHC 3A, Folio 148
287.60 acres

29 August 1931

Grantor: Delma N. Grubb, et al.
Grantee: Charles B. Chance
Liber BHT 13, Folio 369
Poplar Hill, 298 acres

"the said Delma N. Grubb, widow, Marion L. Grubb, W. Neal Grubb, Lillian Grubb, Charles M. Grubb and Ernest W. Grubb, only living children of Delma N. Grubb, and Leota Grubb and Louise L. Grubb, wives respectively of Charles. M. and Ernest W. Grubb [. . .]"

"[. . .] known as 'Poplar Hill', on the Pennsylvania Railroad and on the public road leading from Sudlersville to Smyrna [. . .] containing two hundred and ninety eight acres of land [. . .]"

12 November 1885

"[. . .] said land, subject to the conveyances hereinafter mentioned made by Eliza L. Neal, individually and joined by her husband, W.H. Neal, was devised by the said Eliza L. Neal to her daughter, Delma N. Grubb, one of the grantors herein, for and during her natural life with remainder to the children of Delma N. Grubb living at the time of her death, said will bearing date of the 12th. day of November, 1885, and recorded in Liber F.R. #2, Folios 66 &etc., a Will Record Book for Queen Anne's County, Maryland [. . .]"

[unknown date]

"[. . .] and was by the said Jesse Knock devised in the Sixth Item of his Last Will and Testament to his daughter, Eliza L. Knock, who afterwards married W.H. Neal, said will being duly admitted to probate and recorded in Liber J.P. #1, folios 41 &etc., a Will Record Book for Kent County, Maryland [. . .]"

19 August 1825

Grantor: Arthur Seegar and Benjamin Seegar
Grantee: Jesse Knock
Liber TM 3, Folio 357

"[. . .] containing three hundred and twenty five acres more or less, being that part which includes the buildings in which Arthur E. Sudler now lives [. . .]"

Maryland Historical Trust

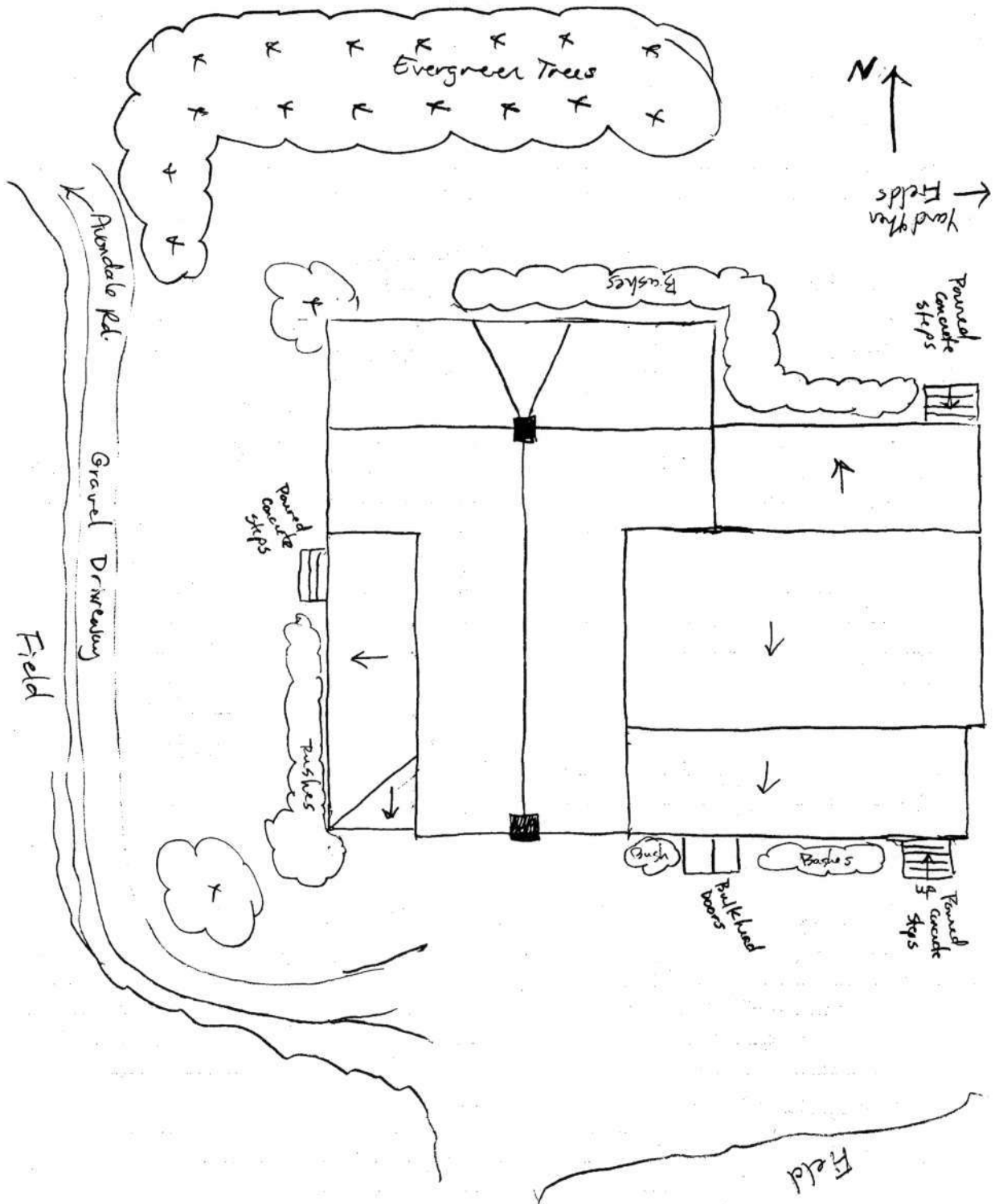
Maryland Inventory of Historic Properties Form

Inventory No. QA-614

Name: Neal-Grubb Farmhouse
Continuation Sheet

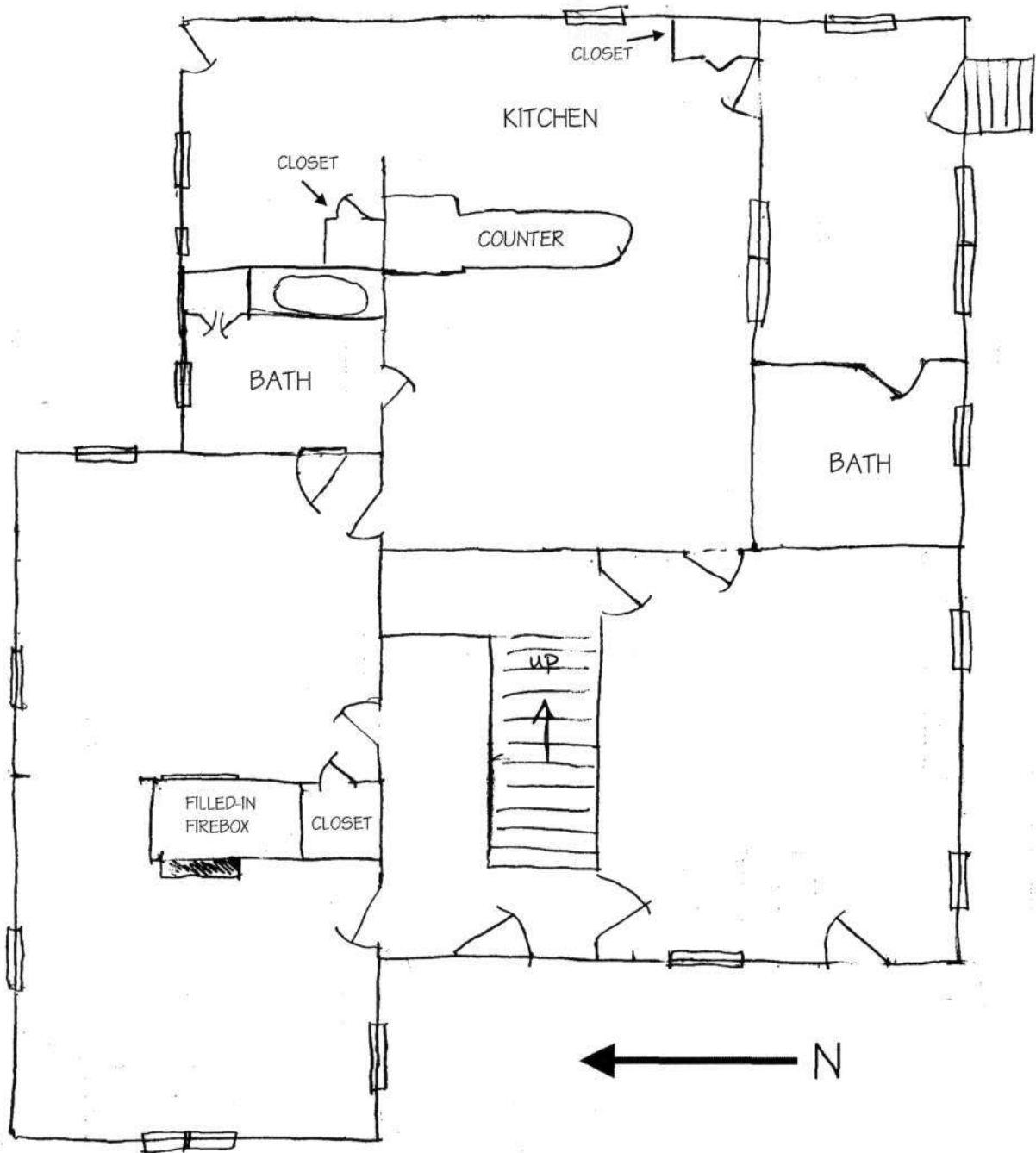
Number 9 Page 1

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<http://trappefaithchapel.org/history/faith_chapel_history/faith_history.html>.
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- "Queen Anne [sic] County: Sudlersville." *The State Gazette and Merchants and Farmers' Directory for Maryland and District of Columbia*. Baltimore: Sadler, Drysdale & Purnell, 1871.
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- U.S. Draft Registration Card, World War I. Ernest Wilmer Grubb. N.d. Registration Location: Queen Anne's County, Maryland; Roll: 1684365; Draft Board: 0.
- U.S. Draft Registration Card, World War I. Willard Neal Grubb. 13 July 1918. Registration Location: Montgomery County, Pennsylvania; Roll: 1907294; Draft Board: 5.
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- U.S. Population Census, Botetourt County, Virginia, 1900.
- U.S. Population Census, Kent County, Maryland, 1850.
- U.S. Population Census, Slave Inhabitants, Kent County, Maryland, 1850.
- U.S. Population Census, Kent County, Maryland, 1860.
- U.S. Population Census, Queen Anne's County, Maryland, 1870.
- U.S. Population Census, Queen Anne's County, Maryland, 1880.
- U.S. Population Census, Queen Anne's County, Maryland, 1920.
- U.S. Population Census, Queen Anne's County, Maryland, 1930.
- U.S. Population Census, Talbot County, Maryland, 1850.
- U.S. Population Census, Talbot County, Maryland, 1910.



Site Plan
 QA-614
 Neal-Grubb Farmhouse
 180 Avondale Lane
 Sudlersville
 Queen Anne's County, Maryland

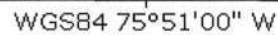
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Floor Plan
QA-614
Neal-Grubb Farmhouse
180 Avondale Lane
Sudlersville
Queen Anne's County, Maryland

not to scale

WGS84 75°51'00" W



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QA-614

Neal-Grubb Farmhouse

180 Avondale Lane, Sudlersville vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

MD SHPO

Facade (west elevation)

1 of 9



QA-614

Neal-Grubb Farmhouse

180 Avondale Lane, Sudlersville, vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

MD SHPO

West & South Elevations, looking NE

2 of 9



QA-614

Neal-Grubb Farmhouse

180 Avondale Lane, Suckersville vicinity

Queen Anne's County, MD

History Matters LLC

2007

MD SHPO

South elevation, looking NW

3 of 9



QA-614

Neal-Grubb Farmhouse

180 Avondale Lane, Sudlersville vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

MD SH PO

East + North elevations, looking SW

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QA-614
Neal-Grubb Farmhouse
180 Avondale Lane, Sudlersville vicinity
Queen Anne's County, MD
History Matters, LLC
7/2007
MD SHPO
North elevation
5 of 9



QA-614
Neal-Grubb Farmhouse
180 Avondale Lane, Sudlersville vicinity
Queen Anne's County, MD
History Matters, LLC
7/2007
MD SHPO
Stairhall, looking SE
6 of 9



QA-614
Neal-Grubb Farmhouse
180 Avondale Lane, Sudlersville vicinity
Queen Anne's County, MD
History Matters, LLC
7/2007
MD SHPO
Southwest room, 1st Floor, looking NW
7 of 9



QA-614
Neal-Grubb Farmhouse
180 Avondale Lane, Sudlersville vicinity
Queen Anne's County, MD
History Matters, LLC
7/2007
MD SHPO
Front parlor (north west room), looking NW
8 of 9



QA-614

Neal-Grubb Farmhouse

180 Avondale Lane, Sudlersville vicinity

Queen Anne's County, MD

History Matters, LLC

7/2007

MD SHPO

Back parlor (north central room), looking NW

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